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ADOPTED

MEMORANDUM

SEPTEMBER 15, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING & DEVELOPMENT
E. OWEN DONNELLY, DEPUTY DIRECTOR, FOR
NEIGHBORHOOD HOUSING & DEVELOPMENT

SUBJECT: CAMUS HIGH URBAN RENEWAL AREA:
DISPOSITION PARCEL P-2C
FINAL DESIGNATION OF REDEVELOPER

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE UNITED STATES POSTAL SERVICE BE GRANTED FINAL DESIGNATION AS REDEVELOPER OF PARCEL P-2C, LOCATED AT SHAWMUT AVENUE AND ROXBURY STREET IN ROXBURY, FOR THE PURPOSE OF CONSTRUCTING A NEW POSTAL FACILITY.

Since the early 1980's the Authority has sought to achieve the development of a new post office in the Dudley business district of Roxbury in an effort to carry out the Campus High Urban Renewal Project. The construction of New Dudley Street Phase II requires the acquisition and demolition of the existing post office. For many years the community has been gravely concerned that the post office would move out of the Dudley area and Roxbury. The Authority, therefore, has worked extensively with the United States Postal Service (U.S.P.S.) to find a satisfactory site for a new postal facility and to encourage the U.S.P.S. to build a new post office in the Dudley Square area. After studying a number of alternate sites in the larger area the U.S.P.S. ultimately agreed with the BRA that Parcel P-2C was the preferred site for a new Roxbury post office.

Over the period of several years various events intervened and delayed the development of the post office. In October 1987, an informational memorandum to the Board described the status of the project and advised that an Offer to Sell Real Property had been sent to the U.S.P.S. Subsequently that year, funds for the project were impounded as part of a larger Federal budget deferral. In April of this year the Authority conveyed a new Offer to Sell Real Property to the U.S.P.S. and since this date the two agencies have worked intensely to accomplish this project, which is vital to the interests of the Dudley area and all of Roxbury. The U.S.P.S. would now like to move quickly to acquire the site before the end of the Federal fiscal year and move ahead with the project. After years of delay it is important to seize the current opportunity.

The U.S. Postal Service proposes to build a 39,000 s.f. facility, which will provide a full range of postal services to Roxbury. The building will contain one floor accommodating customer service areas and mail processing. Storage for vehicles will be provided in a basement level. The balance of the 115,604 s.f. site will contain off-street parking for customers and employees and will be extensively landscaped. Architects for the project are Stull and Lee, Inc. and the Primary Group. The project conforms to the Authority's urban design guidelines for the Dudley area and the Roxbury Interim Planning Overlay District (IPOD). Its scale, materials, and form relate positively to the historic buildings in the immediate area. The elements of the building are organized on the site so as to help define and enclose Dudley Square and improve it as an important civic place. The cost of the project will exceed \$6 million.

The U.S.P.S. has agreed to a price of \$1,850,000 for the parcel based on appraisals by the two agencies. After the new post office is constructed New Dudley Street Phase II can be built when the old post office is removed to make way for the new right of-way. The New Dudley Street Phase II alignment creates a 13,000 s.f. space in front of the new post office. The U.S.P.S. has agreed to construct a landscaped plaza in this space when its available as a setting for the post office. The Authority has proposed a \$250,000 credit to the U.S.P.S. toward the cost of constructing the plaza resulting in a \$1,600,000 payment to the Authority for Parcel P-2C.

The new post office project will bring multiple benefits to Roxbury and the Dudley business district. Vital postal services will be retained, upgraded and expanded. The substantial public investment will attract much needed private investment into the Dudley business district. The physical improvements to the area brought about by the project will have positive visual impacts. Finally, the new post office will allow the construction of New Dudley Street, Phase II, to move forward, which will not only bring much needed traffic improvements, but also strengthen the connection between the Dudley business district and the Southwest Corridor.

As the Authority is now finalizing its preparations for conveyance of the site for this important project, it is appropriate that the United States Postal Service be granted final designation as redeveloper of Parcel P-2C in the Campus High Urban Renewal Area and that the Director be authorized to convey the site.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF UNITED STATES POSTAL SERVICE AS REDEVELOPER OF PARCEL P-2C IN THE CAMPUS HIGH URBAN RENEWAL AREA, AUTHORIZATION TO EXECUTE LAND TRANSFER AGREEMENT AND DEED.

WHEREAS, the Boston Redevelopment Authority, (hereafter referred to as the Authority), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, Authority has adopted an Urban Renewal Plan for the Campus High Urban Renewal Area, Mass R-129 ("Project Area") in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects in Urban Renewal Areas, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of the restrictions on land use set forth in the Campus High Urban Renewal Plan; and

WHEREAS, failure to take expeditious action on this project could result in the loss of postal services to the Roxbury community; and

WHEREAS, the Authority has determined that the plans for the development of Parcel P-2C by the United States Postal Service Administration, as submitted and reviewed by the Authority's staff, conform to the Campus High Urban Renewal Plan, as amended and the Roxbury IPOD; and

WHEREAS, there has been community support for more than ten years for the development of a new postal facility on this site; and

WHEREAS, the planning for the project has taken place with community involvement over the past ten years; and

WHEREAS, the project has the support of a number of Roxbury community organizations that have a history of involvement in the project, as evidenced by letters of support; and

WHEREAS, the project will generate needed benefits for the Roxbury community, including construction and permanent jobs, and increased commercial activity for the Dudley Square area; and

WHEREAS, the Authority will continue to work with the community in the planning and design of the project.

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United States Postal Service be and hereby is granted final designation as Redeveloper of Disposition Parcel P-2C in the Campus High Urban Renewal Area, subject to continuing review with the community of the project's design, scale, traffic and other impacts.
2. That it is hereby determined that the United States Postal Service possesses the requisite qualifications and financial resources to develop Parcel P-2C in accordance with the Campus High Urban Renewal Plan.
3. That disposal of the subject parcel by negotiation is the necessary and appropriate method of making this land available for redevelopment in accordance with the Campus High Urban Renewal Plan.
4. That all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
5. That the proposed development by the United States Postal Service of said Parcel P-2C in the Campus High Urban Renewal Area conforms in all respects with said Urban Renewal Plan, as amended.
6. That the Director be and hereby is authorized, for and on behalf of the Authority, to execute a Land Disposition Agreement substantially in the form as attached, and a Deed conveying Parcel P-2C to the United States Postal Service, said Agreement and Deed to include such changes thereto as may be required by U.S.P.S. regulations or in the best interest of the Authority and the Director is further authorized to execute such other documents including "Offer to Sell Real Property" and a Memorandum of Understanding governing the community review process, which the Director deems appropriate to effectuate this development.
7. That the Secretary of the Authority is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949 as amended, including information with respect to the "Redevelopers' Statement for Public Disclosure" (Federal Form H-6004).



CAMPUS HIGH URBAN RENEWAL AREA
MASS. R-129

Boston Redevelopment Authority